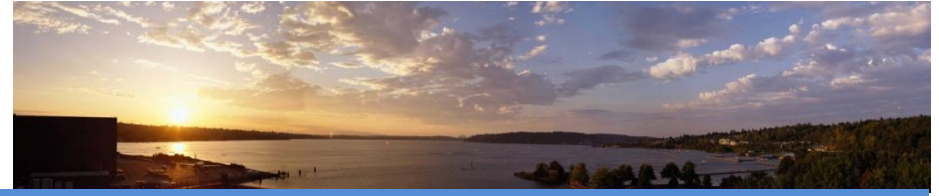


City of Renton

Shoreline Master Program Update

Waterfront Home FAQ



Why is the City updating its Shoreline Master Program?

The City's existing Shoreline Master Program has been in place since the 1970s when the state legislature passed the Shoreline Management Act. A few years ago, the state adopted new shoreline guidelines and mandated that all cities and counties update their Shoreline Master Programs. Renton is supposed to complete this process by the end of 2009, but was given an extension until April 2010.

What are the proposed shoreline setbacks and buffers for waterfront homes?

The standard setback and buffer is proposed to be 100 ft for all City shorelines. That would mean all new buildings should be setback from the water by at least 100 ft, and that 100 ft would be a buffer planted with native vegetation. However, it is impossible, and burdensome, for most existing single-family property owners to comply with this standard. In order to allow single-family property owners a fair use of their property, but still provide protection for the shoreline resource, the City has proposed an alternate standard for single-family properties based on the depth of the lot.

Proposed Single-Family Home Setbacks and Buffers

Lot Depth	Building Setback	Vegetated Buffer Width
>180 ft.	60 ft.	25 ft.
130-180 ft.	45 ft.	20 ft.
100-130 ft.	35 ft.	15 ft.
< 100 ft.	25 ft.	10 ft.

What are the proposed standards for docks and piers?

- Maximum size of a pier is 80 ft. long and 4 ft. wide for single-family docks. Joint-use docks may be 6 ft. wide.
- Maximum size of ells is 26 ft. long and 4 ft. wide for single-family docks. Joint-use docks may be 6 ft. wide.
- Minimum 2 ft. wide strip of grating down the center of piers and ells.
- Use of state approved materials.
- Maximum size of additional fingers is 26 ft. long and 2 ft. wide.
- Boat lifts are permitted.
- Mooring buoys and mooring piles are permitted.
- More information can be found in the proposed Shoreline Master Program section 4-3-090E.7, available at www.shoreline.rentonwa.gov.

What if my property does not meet the proposed standard?

Properties that do not meet the standard are considered "non-conforming," a technical term that means "grandfathered in." Non-conforming conditions are allowed to continue as long as they aren't changed. New construction on a property will be expected to meet the new standards, with one exception. Non-conforming single-family homes that are accidentally destroyed, for example by a fire, are allowed to be rebuilt to the same specifications as they were previously built.

What if I want to remodel my home and the current condition does not meet the setback and buffer standards?

Under the current proposal, any major remodel of a home requires compliance with all shoreline standards. However, the proposed shoreline

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regulations also require partial compliance for minor and moderate remodels. Partial compliance is proposed because Renton must meet the state regulatory standard that the Shoreline Master Program creates “no net loss” of shoreline ecological function. Existing conditions in Renton are already creating a net loss of ecological function. Partial compliance is one way to make improvements to Renton’s already developed shorelines to stop the net loss of ecological functions. The table at the right explains the proposed compliance standards for non-conforming shoreline properties.

Will I be required to allow public access through my property?

No. The state Shoreline Management Act does require Shoreline Master Programs to make provisions for public access to the shorelines. New residential subdivisions, most types of commercial properties, and publicly owned lands will be required to provide for public access to the shoreline. Existing single-family properties do not have to provide public access. This will not be affected by either complete reconstruction or remodeling of any structures on the site.

How can I get involved?

The proposed standards in this FAQ are subject to change. You can get more information and find out about opportunities for input in the following ways:

- Come to the Planning Commission
- Visit our website: <http://shoreline.rentonwa.gov>
- Sign up for our mailing list by contacting Erika Conkling at (425) 430-6578 or shoreline@rentonwa.gov

Who can I talk to about how new regulations might affect my property?

Please call project manager, Erika Conkling, at (425)430-6578 or shoreline@rentonwa.gov

www.shoreline.rentonwa.gov

April 2010

Proposed Compliance Standards for Non-Conforming Shoreline Properties

Alteration of a Non-conforming Single-Family Residence		Compliance Standard
No alteration of the existing structure.		None.
Minor Alteration	Expansion of building footprint by 500 sq.ft. or up to 10% (whichever is less)	<ul style="list-style-type: none"> • Install native vegetation to cover 50% of the existing setback between the structure and the water, to a maximum of 10 ft. • Remove over water structures that do not provide public access, or do not serve a water dependent use. (Docks associated with single family uses are water dependent use).
	Expansion of impervious surface by 1,000 sq. ft. or up to 10% (whichever is less)	
Moderate Alteration	Expansion of building footprint by more than 500 sq. ft., or between 10-25% (whichever is less)	<ul style="list-style-type: none"> • Install native vegetation to cover 80% of the existing setback between the structure and the water, to a minimum of 10 ft. for single family residences. • Install light penetrating surface materials for all over water structures. (Docks associated with single family uses are water dependent use). • Remaining over water structures must replace solid decking with light penetrating materials. • Bulkheads must conform to the standards specified in the Shoreline Master Program.
	Expansion of impervious surface by more than 1,000 sq. ft., or between 10-25% (whichever is less)	
Major Alteration	Expansion of building footprint by more than 25%	Full compliance required with all development standards. This is the only standard that would require relocating the existing footprint of a single-family home.
	Expansion of impervious surface by more than 25%	

